

**GLENWOOD HOMEOWNERS ASSOCIATION**  
**GENERAL SESSION MINUTES OF JULY 7, 2016**  
A California Non-Profit Mutual Benefit Corporation

**NOTICE TO THE MEMBERSHIP:** Upon due notice given and received, a brief General Session of the Glenwood Homeowners Association Board of Directors was held at the Glenwood Clubhouse.

<b>DIRECTORS</b>	Chris Pavik .....	President
	.....	Present
<b>&amp; OFFICERS:</b>	Vincent Kim .....	Vice-President
	.....	Absent
	Judy Flowers .....	Executive Secretary
	.....	Present
	Helen Chang.....	Treasurer
	.....	Present
	Marylea Todd.....	Member at Large
	.....	Present
	Virginia Luzi .....	Officer of the Board
	.....	Present

**MGMT SERVICES:** Kim-Marie Bryant..... GWPM Inc. Conciliator Present

**CALL TO ORDER:** A quorum of directors being present, the Glenwood General Session was called to Order at 6:37 pm by Vincent Kim – Vice President, when roll call was taken.

**HOMEOWNERS FORUM:**

\* Homeowners Forum Protocol Reminder - reviewed

Homeowners in attendance

Esther Christensen, Stan Winston, Christine Creel, Carolyn Eckert, Sherlan Neblett, Rick Coleman, and John Smith.

Homeowners Forum Topics Included:

Grass cut too short reported, tree planted in the sand reported, inquiry of building painting timeline, thanks Kim-marie for her service to the community, beautiful place to live, inquires if pool ropes have been replaced, tree trimming inquiry, common area stairs repair inquiry.

Announcement of New Management Company: StoneKastle Mgmt

The Board of Directors announced that the Association has contracted with a new management company – StoneKastle Mgmt. They thanked Kim-Marie for her years of service. The Board has indicated that StoneKastle will be taking over the responsibilities of the community prior to the last week of July 2016 in order to insure that the election ballot will be sent out to the community in accordance with timelines and guidelines required and oversee the entire process. StoneKastle will retrieve all documentation housed at GWPM prior within the next 2 weeks.

**CONSENT CALENDAR:**

Directors & Committees Profile Roster  
Reviewed

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Board of Directors Code of Conduct  
Reviewed

Calendar of Events  
Noted

Pool Committee Roster  
Minor changes made to the annual pool committee member assignments.

**BOARD  
MATTERS:**

Approval of the June 2, 2016 General Session Minutes  
A motion was made, seconded, and carried to approve the June 2, 2016 General Session Minutes as written.

**FINANCIAL  
MATTERS:**

May 2016 Financial Report  
A motion was made, seconded, carried to approve the May 2016 Financial Report – subject to audit.

June 2016 Financial Report  
The June Financial Report was presented to the Treasurer and Officer of the Board for review and was tabled – pending response to inquiries made to the GWPM accounting department.

**COMMITTEE  
REPORTS:**

Nominating Committee  
Updates given – Candidates announced.

Security/Parking Committee:  
Security reports were reviewed. Towing report reviewed.

Architectural Committee: Retaining Walls – 800 GT, and 801 GC  
Tabled – new management company to helm project.

Correla Consulting & Design  
A motion was made, seconded, and carried to approve Correla Consulting & Design of Huntington Beach's proposal – dated June 3, 2016, to be retained at a cost of \$400.00 to perform structural calculations as outlined in the document presented. Approval to be sent to vendor prior to transition to new management company

848 GC: Brick Entry Request  
A motion was made, seconded, and approved to grant permission for 848 Glenwood Circle to install a brick entry way in accordance with the Glenwood Circle guidelines.

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Landscape Committee: Ultimate Landscape - Proposal Approvals

Proposal 06038 – install additional planting

A motion was made, seconded, and carried to approve Ultimate Landscape's proposal number 06038 in the amount of \$2,405.00 to install additional planting to create a screen, as outlined on the proposal.

Proposal 06039– install additional ground cover

A motion was made, seconded, and carried to approve Ultimate Landscape's proposal number 06039 in the amount of \$166.00 to install ground cover as outlined on the proposal.

Proposal 13107 – valve replacement

A motion was made, seconded, and carried to approve Ultimate Landscape's proposal number 13107 in the amount of \$280.00 to replace valve as outlined on the proposal.

Proposal 13068 – install new valve and sprinklers

A motion was made, seconded, and carried to approve Ultimate Landscape's proposal number 13068 in the amount of \$860.00 to install a new valve and sprinklers as outlined on the proposal.

Proposal 06171 – install additional plants

A motion was made, seconded, and carried to approve Ultimate Landscape's proposal number 06171 in the amount of \$404.00 to install additional plants as outlined on the proposal.

Clubhouse Committee

Cleaning schedule confirmed

Hospitality Committee

Nothing to Report.

Lighting Committee

Three Phase Electric to address pool veranda lighting.

Pool / Pump Room Committee:

Pool Pump Room Drainage Proposal

A motion was made, seconded, and carried to approve Tweedy Plumbing's proposal 5139 in the amount of \$2,845.00 to install a floor drain and containment area as outlined on the proposal.

Hydro-jetting of the Pool Pump Room Line

Hydro-jetting of the line in the pool pump room was also approved at a cost not to exceed \$500.00 – no formal bid received on this item.

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**ASSOCIATION  
BUSINESS:**

MAINTENANCE ITEMS

Common Area Step Stairs Replacement

A motion was made, seconded, and carried to approve Timberland Constructions proposal dated June 2, 2016 in the amount of \$3,584.00 to replace existing common area stairs/steps with concrete steps and base as outlined on the proposal.

Communications

Newsletter items discussed. Announcement of new management company reiterated and homeowners in attendance notified that they will be receiving an introductory letter from StoneKastle Mgmt.

Gutter/Downspout Clean and Clear

This item was tabled.

**ADJOURNMENT:** There being no further business, a motion was made, seconded, and carried to adjourn the Glenwood General Session Meeting at 8:40 pm to go into the Executive Session.

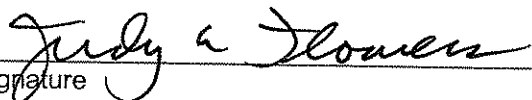
**APPROVED BY:** Ms. Chris Pavik  
President

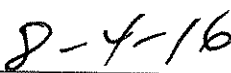
  
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Signature

**SECRETARY'S  
CERTIFICATE:**

I, Judy Flowers, acting Executive Secretary of Glenwood Homeowners Association hereby certify under penalty of perjury that the attached is a true and correct copy of the minutes of the General Session of the Glenwood Homeowners Association as approved by the Chairperson of the meeting and/or the President of the Association

Ms. Judy Flowers  
Executive Secretary

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date